



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Benson Street, Bury, BL9 7EP

Offers Over £200,000

A DELIGHTFUL THREE BEDROOM MID TERRACED PROPERTY IN BURY

Positioned in the charming area of Benson Street, Bury, this delightful three-bedroom terraced house presents an excellent opportunity for small families seeking a comfortable and inviting home. The property boasts an ideal location, providing easy access to local amenities, schools, and parks, making it a perfect choice for those looking to settle in a friendly community.

Upon entering, you will be greeted by a spacious reception room with a feature fireplace, followed by a dining room which seamlessly flows into open-plan kitchen. This layout is perfect for hosting family gatherings or entertaining friends, allowing for a warm and inclusive atmosphere. The natural light that fills the space enhances the welcoming feel of the home, creating a delightful environment for everyday living.

The three well-proportioned bedrooms offer ample space for relaxation and personalisation, catering to the needs of a growing family. The property is not only practical but also exudes a sense of warmth and character, making it a place you will be proud to call home.

This terraced house is truly not to be missed. With its ideal location and family-friendly features, it represents a wonderful opportunity for those looking to establish roots in Bury. We invite you to come and experience the charm of this property for yourself.

Benson Street, Bury, BL9 7EP

Offers Over £200,000

 3  1  1  C

- Delightful Three-Bedroom Mid-Terraced Home
 - Bright And Welcoming Living Accommodation
 - On-Street Parking
 - Tenure - Leasehold
- Spacious Open-Plan Kitchen And Dining Area
 - Ideal Location
 - EPC Rating - C
- Three Well-Proportioned Bedrooms
 - Perfect Family Home
 - Council Tax Band - A

Ground Floor

Entrance

Composite door to entrance vestibule.

Entrance Vestibule

3'7 x 3'3 (1.09m x 0.99m)

Laminate flooring, door leading to reception room.

Reception Room

13'8 x 11'4 (4.17m x 3.45m)

UPVC double glazed window, central heating radiator, gas log fire, laminate flooring, door leading to dining room. Wooden plantation shutters.

Dining Room

13'11 x 12'9 (4.24m x 3.89m)

Central heating radiator, laminate flooring, space for tumble dryer, fitted cupboards, open to kitchen. Wooden plantation shutters.

Kitchen

12'7 x 8'5 (3.84m x 2.57m)

UPVC double glazed window, high gloss wall and base units with granite surfaces, tiled splashbacks, one and a half sink and drainer with mixer tap, integrated oven and induction hob, stainless steel extractor hood, plumbing for washing machine, space for fridge freezer, ceramic tile flooring, UPVC double glazed door to rear. Wooden plantation shutters.

First Floor

Bedroom One

10'5 x 7'11 (3.18m x 2.41m)

UPVC double glazed window, central heating radiator, laminate flooring. Wooden plantation shutters.

Bedroom Two

9'6 x 8'11 (2.90m x 2.72m)

UPVC double glazed window, central heating radiator, fitted wardrobes, laminate flooring. Wooden plantation shutters.

Bedroom Three

10'5 x 5'9 (3.18m x 1.75m)

UPVC double glazed window, central heating radiator, built in wardrobe, laminate florrng. Wooden plantation shutters.

Shower Room

12'10 x 4'8 (3.91m x 1.42m)

UPVC double glazed window, central heating radiator, three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap and a direct feed walk in shower, partial tiled elevations, anti-slip vinyl flooring.

External

Front

Path to entrance, mature shrubbery.

Rear

Enclosed yard.



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